

PETITION FOR ZONING VARIANCE 85-194-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property at 3824 Deckerts Lane, Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. To permit side yard setbacks of 8' (Lot D) in lieu of the req. 10', 10' setback (Lot A) in lieu of the req. 25', and lot widths of 50' (Lots B & C) & 40' (Lot D) in lieu of the req. 55'; and 1802.3.C.1(303.1) to permit front yard setbacks of 25' (Lots B, C, D) in lieu of avg. max. req. 40'.

- 1) 8" Water line & 8" Sewer line with 4 House Connections in Ridgely Oak Rd. (Recently installed with Balco. Co. approval)
- 2) Side yard requirements for Lots A & D would not allow the building of any decent width houses on those 2 lots.
- 3) We are asking for a 25' front setback on Lots B, C, D in order to be uniform

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address
City and State
Attorney's Telephone No.:
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
3824 DECKERTS LANE BALTIMORE, MARYLAND 21204
BALTIMORE, MARYLAND 21204
GEORGE T. KELLER (GUYARD)
3014 WOODLEA AVE BALTIMORE, MARYLAND 21206

Signature
Signature

ORDER RECEIVED FOR FILING

By the Zoning Commission of Baltimore County, this 4th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1985, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 7, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Joseph W. Ayres
3824 Deckerts Lane
Baltimore, Maryland 21236

RE: Item No. 139, Case No. 85-194-A
Joseph W. Ayres, et ux-Petitioners
Petition for Variances

Dear Mr. and Mrs. Ayres:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct dwellings on these vacant properties, these assorted variances for lot widths and setbacks are required.

Particular attention should be afforded to the comments of the Department of Traffic Engineering and the Office of Current Planning. For further information on said comments, you may contact Mr. Mike Flanigan (494-3354) and Ms. Susan Garrell (494-3355), respectively.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:co

Enclosures

cc: Mr. George T. Keller
3914 Woodlea Avenue
Baltimore, Maryland 21206

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: January 7, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-194-A

In view of the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office cannot support the granting of this request. In particular, please note that divisions question as to the validity of the existing record plat.

Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 10, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #139 (1984-1985)
Property Owner: Joseph W. Ayres, et ux
N/WS Ridgely Oak Rd. 133.38' S/W from Taylor Ave.
S/ES Ridgely Oak Rd. 147.28' S/W from Taylor Ave.
Acres: Lot A - 0.1157
Lots B, C & D - 0.516
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the zoning Advisory Committee in connection with the subject item.

General:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

Harry J. Pistel, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:SS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/14/84
Item # 139
Property Owner: Joseph W. Ayres, et ux
Location: Ridgely Oak Rd. & Taylor Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on []
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- (X) Additional comments:

Plat verification information must be submitted to this office for review to determine if lots 524-531 on Plot of Woodlea Park are 970 or 970.50. Information must include date of water and sewer installation in Ridgely Oak Rd.

Norman E. Gerber
Norman E. Gerber
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350
STEPHEN E. COLLINS
DIRECTOR

December 17, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 139 -ZAC Meeting of December 4, 1984
Property Owner: Joseph W. Ayres, et ux
Location: NW/4 Ridgely Oak Road 133.38' S/W from Taylor Avenue
Existing Zoning: LOT A - D.R.16, Lots B,C,D - D.R.2.5
Proposed Zoning: Variance to permit a side yard setback of 8' (Lot D) in lieu of the required 10', a side yard setback of 10' (Lot A) in lieu of the required 25', lot widths of 50' (Lots B,C) & 40' (Lot D) in lieu of the required 55' and to permit a front yard setback of 25' (Lots B,C,D) in lieu of the required maximum average of 40'.

Acres: Lot A - 0.1197, Lots B,C,D - 0.516
District: 9th Lots B,C,D - 0.516.

Dear Mr. Jablon:

We have reviewed the site plan and have the following comments.

1. There is a sight distance problem at the intersection of Ridgely Oak Road and Taylor Avenue that should be corrected.
2. Ridgely Oak Road should be paved.
3. This is a residential area and sidewalk should be provided.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/can

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of December, 1984.

Arnold Jablon
Zoning Commissioner

Petitioner: Joseph W. Ayres, et ux
Petitioner's Attorney

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

